This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18319-TC

Karen Johnson Davidson County
Batch# 902891 DEEDWARR
08/12/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220812-0091847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 11th day of August, 2022.

Notary Public
My Commission Expires: 11/4/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magdi Girgis and Manal Soliman 3037 Bromley Way Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	163-02-0C-200-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew Barrett Darnell, a single person and Brandon Lynn Gibson, a single person, as joint tenants with rights of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Magdi Girgis and Manal Soliman, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Unit No.147 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, Instrument No.20061115-0141803, Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Assignment of Declarant's Rights and Developer's Rights recorded in Instrument No. 20120924-0086420, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Andrew Barrett Darnell, a single person and Brandon Lynn Gibson, a single person, as joint tenants with rights of survivorship, by Quitclaim Deed from Andrew Darnell, a single person, of record in Instrument No. 20150417-0034114, in the Register's Office of Davidson County, Tennessee, dated April 17, 2015, and recorded on April 17, 2015.

Being the same property conveyed to Andrew Darnell, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, of record in Instrument No. 20070705-0079876, in the Register's Office of Davidson County, Tennessee, dated June 27, 2007, and recorded on July 05, 2007.

This is improved property located at: **1382 Rural Hill Road, Unit 147, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2022.

GRANTOR:

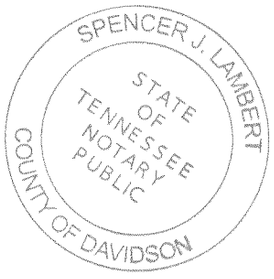
Andrew Barrett Darnell

Brandon Lynn Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Barrett Darnell and Brandon Lynn Gibson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of August, 2022.



Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2022

Tori Cole

Affiant Signature

Date: 8/12/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 12, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

